



February 12, 2003

Via Facsimile and First Class Mail

Mr. Bob Counts
Fauquier County
Department of Community Development
40 Culpeper Street, 3rd Floor
Warrenton, VA 20186

Re: Oasis Vineyard, Inc. Special Exception Renewal Amendment

Dear Bob:

This letter is written as a follow-up to our conversation today about the Special Exception renewal application submitted to the County by Oasis Winery. As a result of our conversation, it is my understanding that through your discussions with members of the Planning Commission and/or the Board of Supervisors it has been conveyed to you that there are concerns with a couple of the proposed modifications submitted as part of the application.

As we discussed previously, the Salahis are intent on working with the County to ensure that the SE conditions imposed on the Winery strike the delicate balance between protecting the interests of the surrounding neighbors and promoting the continued success of the Winery. To this end, I have conveyed the County's concerns to the Salahis and they have agreed to amend their special exception application as follows.

- Please remove the request to modify Condition No. 7 relating to the increase in the number of Class C events from twelve (12) per year to thirty-six (36).
- In addition, please remove the request to modify Condition Nos. 10 and 11 to allow limited amplified classical instruments.


It is my understanding that the remaining modification requests are acceptable with the members of the Commission and Board.

As we discussed, it is necessary that the special exception renewal be approved in April 2003 for the continued operation of business at the Winery. In addition, I would like to meet with the members of the Commission and Board to discuss the above modifications that gave them concern. To this end, Oasis may pursue an amendment to the special exception permit at a later date after sufficient time and consideration has

been given to the proposals to ensure that they are reasonable and that they will not adversely impact the neighbors.

As always, it was a pleasure speaking with you. Please do not hesitate to call me if further discussion on this matter is required.

Very truly yours,



Philip Carter Strother

PCS/efc

cc: Tareq Salahi